

# Memorandum



**Date:** October 5, 2004

Agenda Item No. 11(A)(1)

**To:** Honorable Chairperson Barbara Carey-Shuler, Ed.D.  
and Members, Board of County Commissioners

**From:** George M. Fargnoli  
County Manager

A handwritten signature in black ink, appearing to read "G. Fargnoli", written over the printed name of the County Manager.

**Subject:** Land Appraisal for Ballpark

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## RECOMMENDATION

It is recommended the Board approve the accompanying resolution authorizing the hiring of appraisers to value certain parcels of land within the City of Miami (City) that could potentially be utilized for a Ballpark site for the Florida Marlins at the Orange Bowl.

## BACKGROUND

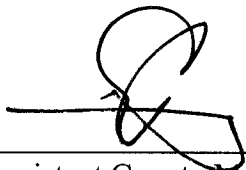
On May 6, 2004, the City Commission adopted Resolution R-04-0306 and on May 11, 2004, the Board of County Commissioners adopted Resolution R-655-04, approving a Preliminary Term Sheet regarding the development and construction of a Ballpark at the Orange Bowl site for the Florida Marlins. At the time the Preliminary Term Sheet was approved, I advised the Board that the County and City would continue to work together and negotiate with the Marlins other relating terms and agreements subject to final Board approval. Since May, we have been working hard with the Marlins to further shape the parameters and conditions of this project and will provide the Board with a more substantial update in the fall.

In the meantime, there are some basic and immediate issues of the project we need to assess and address as we move forward. One of these issues is land acquisition. While a substantial portion of the land for the Ballpark is owned by the City, additional privately owned parcels will need to be acquired for the project. The City, per the Preliminary Term Sheet, will pay for the cost of land acquisition from a portion of its contribution to the project. Instead of managing the land acquisition process itself, the City has asked the County to assist with land acquisition procedures and the first step in this process is to have land appraised in order to determine the value. The City understands and agrees to pay for the appraisals and any other necessary costs the County will incur for land acquisition procedures including eminent domain and court related expenses. County support will be conditioned on a formal written agreement to this effect.

By initiating the appraisal process, the County and City will be able to verify and establish a comfort level regarding the cost of land acquisition in addition to continuing our due diligence towards moving this project forward. It is important to note that the appraisal process in no way binds the County or City to acquire any properties at this time. However, before we are able to negotiate purchase offers on any properties, an appraisal must be completed.

Honorable Chairperson Barbara Carey-Shuler, Ed. D.  
and Members, Board of County Commissioners  
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In acknowledgment and understanding of the City's desire for the County to assist with land acquisition procedures, the City Manager has indicated he will provide notification to the County via memo or by submitting a similar item to his Commission regarding land acquisition procedures which will clearly recognize all such costs as City obligations prior to our full Board's approval of this item.



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Assistant County Manager



# MEMORANDUM

(Revised)

**TO:** Hon. Chairperson Barbara Carey-Shuler, Ed.D.  
and Members, Board of County Commissioners

**DATE:** October 5, 2004

**FROM:** Robert A. Ginsburg  
County Attorney

**SUBJECT:** Agenda Item No. 11(A)(1)

Please note any items checked.

- ☐ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Bid waiver requiring County Manager's written recommendation
- ☐ Ordinance creating a new board requires detailed County Manager's report for public hearing
- ☐ Housekeeping item (no policy decision required)
- ☐ No committee review

Approved \_\_\_\_\_ Mayor

Agenda Item No. 11(A)(1)

Veto \_\_\_\_\_

10-5-04

Override \_\_\_\_\_

RESOLUTION NO. \_\_\_\_\_

RESOLUTION AUTHORIZING THE HIRING OF  
APPRAISERS TO VALUE CERTAIN PARCELS OF  
LAND IN THE CITY OF MIAMI WHICH COULD  
POTENTIALLY BE UTILIZED AS A SITE FOR A  
PROFESSIONAL BASEBALL STADIUM

**WHEREAS**, the County, in conjunction with the City of Miami, is desirous of ascertaining the value of certain parcels of land located within the City of Miami which could potentially be utilized as a site for a professional baseball stadium,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA**, that the County Manager is hereby authorized to employ appraisers to ascertain the value of certain parcels of land within the City of Miami which could potentially be utilized as a site for a professional baseball stadium; provided, however, that the City of Miami has, by appropriate resolution, committed all of the funds necessary to pay for the acquisition of the properties, including all costs associated with such acquisitions incurred by both the County and the property owners.

The foregoing resolution was offered by Commissioner \_\_\_\_\_, who moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_ and upon being put to a vote, the vote was as follows:

Dr. Barbara Carey-Shuler, Chairperson

Katy Sorenson, Vice-Chairperson

Bruno A. Barreiro

Betty T. Ferguson

Joe A. Martinez

Dennis C. Moss

Natacha Seijas

Sen. Javier D. Souto

Jose "Pepe" Diaz

Sally A. Heyman

Jimmy L. Morales

Dorrian D. Rolle


Rebeca Sosa

The Chairperson thereupon declared the resolution duly passed and adopted this 5th day of October, 2004. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency: 

Thomas Goldstein

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